

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $779,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of April, 2016.

Notary Public

My commission expires: 2/9/2020

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Information for Reference Purposes:
Carli Adams	**New Owner**	**104-05-0-083.00**
3518 Murphy Rd		
Nashville, TN 37205-2364		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Britt Genevieve Steele and Paolo Fabrizio Venuta, wife and husband

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Carli Adams, unmarried

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being the Easterly five (5) feet of Lot Five (5) and the Westerly forty five (45') feet of Lot Six (6) on the Map of Hardison and Young's Lots in West End Park, of record in Plat Book 421, Page 190, in the Register's Office for Davidson County, Tennessee.

Said parts of Lots Five (5) and Six (6) front together fifty feet (50') on the Northerly side of a fifty foot (50') strip of ground, lying between said plan of lots and the Northerly margin of Murphy Road, and run back between parallel lines 150 feet (150') to an alley.

Being the same property conveyed to Britt Genevieve Steele and Paolo Fabrizio Venuta, wife and husband by Warranty Deed from John Michael Westerholt, a married man of record in Instrument No. 20131115-0118433, Register's Office for Davidson County, Tennessee, dated November 12, 2013 and recorded on November 15, 2013.

This conveyance is subject to all recorded declarations, covenants, conditions, restrictions, planning documents and easements of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 3518 Murphy Rd, Nashville, TN 37205-2364.

Davidson County DEEDWARR
Recvd: 04/21/16 14:17 3 pgs
Fees:18.00 Taxes:2882.30
20160421-0038928

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF April 15, 2016:

Britt Genevieve Steele

Paolo Fabrizio Venuta

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

INDIVIDUAL ACKNOWLEDGEMENT

Personally appeared before me, a Notary Public of said County and State, Britt Genevieve Steele and Paolo Fabrizio Venuta, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 15th day of April, 2016.

My Commission Expires: 6.26.16

Notary Public

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

20161172R

True Copy Certification

I, Dora Mobley, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN

County of Williamson

Personally appeared before me, Ryan A. Rafoth, a notary public for this county and state, Dora Mobley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 06-26-16

Notary' Seal (if on paper)

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY